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SURVEYOR'S CERTIFICATION

I, ANTHONY W. TYLER, CERTIFY THE ABOVE PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION, AND THE CORNERS WERE MONUMENTED AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

PLAT OF SURVEY

NE/4 SE/4 & SE/4 SE/4 OF SECTION 22; PT. NW/4 NE/4, SW/4 SE/4, SE/4 SW/4, SW/4 SW/4, NW/4 SW/4, SE/4 NW/4 & S/2 NE/4 NW/4 OF SECTION 23, TOWNSHIP 17N, RANGE 20W OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS

STATE SURVEYOR'S FILE CODE NUMBER:
500-17N-20W-0-22-200-51-1769
500-17N-20W-0-23-000-51-1769

SURVEY FOR: BYRON MCKIMMEY

ELECTRONIC FILE NUMBER:
T17N/R20W/SECS22&23/24-160

DATE: 04-29-2024

SCALE: 1"=500'

DRAWN BY: A. TYLER

JOB NO: 24-160

SHEET 1 OF 1

LAND DESCRIPTIONS

TRACT A

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE MARKING THE SOUTHWEST CORNER OF THE SE/4 NW/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE NORTH 00° 33' 25" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 1344.88 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING THREE-EIGHTHS INCH REBAR MARKING THE SOUTHWEST CORNER OF THE S/2 NE/4 NW/4 OF SAID SECTION 23, THENCE NORTH 01° 29' 35" WEST 672.26 FEET TO AN EXISTING FENCE CORNER MARKING THE NORTHWEST CORNER OF SAID S/2 NE/4 NW/4, THENCE SOUTH 79° 43' 21" EAST 1267.30 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHEAST CORNER OF SAID S/2 NE/4 NW/4, THENCE NORTH 00° 45' 00" EAST 671.07 FEET TO A SET RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NW/4 NE/4 OF SAID SECTION 23, THENCE ALONG THE NORTH LINE OF SAID NW/4 NE/4 SOUTH 79° 42' 18" EAST 567.16 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID NORTH LINE SOUTH 20° 27' 08" WEST 308.11 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE SOUTH 22° 32' 22" EAST 127.76 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE NORTH 84° 53' 16" EAST 182.30 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING ROAD, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 70° 39' 00" EAST 93.65 FEET, NORTH 70° 01' 13" EAST 197.32 FEET, NORTH 73° 20' 27" EAST 85.64 FEET, SOUTH 88° 13' 00" EAST 58.26 FEET, NORTH 78° 24' 31" EAST 57.99 FEET, NORTH 66° 21' 08" EAST (CROSSING THE CENTERLINE OF THE INTERSECTION WITH THE CENTERLINE OF NC 3328 AT 104.30 FEET THEN LEAVING SAID CENTERLINE) 106.48 FEET TO A POINT ON THE EAST LINE OF SAID NW/4 NE/4, THENCE ALONG SAID EAST LINE SOUTH 02° 07' 00" WEST 347.15 FEET TO A POINT, THENCE LEAVING SAID EAST LINE NORTH 81° 00' 32" WEST 628.82 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 ON THE EAST LINE OF THE W/2 OF SAID NW/4 NE/4, THENCE SOUTH 01° 27' 30" WEST 889.97 FEET TO AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #930 MARKING THE SOUTHEAST CORNER OF SAID W/2 NW/4 NE/4, THENCE NORTH 79° 33' 07" WEST 620.62 FEET TO THE COMPUTED SOUTHEAST CORNER OF SAID S/2 NE/4 NW/4, THENCE SOUTH 00° 52' 42" WEST 1319.59 FEET TO THE COMPUTED SOUTHEAST CORNER OF SAID SE/4 NW/4, THENCE NORTH 80° 26' 43" WEST 1214.04 FEET TO THE POINT OF BEGINNING, CONTAINING 76.86 ACRES AGGREGATE, MORE OR LESS. SUBJECT TO THE RIGHT OF WAYS OF NEWTON LINE ROAD AND NC 3328.

TRACT B

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-TWO (22); THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4), THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4), THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-THREE (23), ALL IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING SET STONE MARKING THE NORTHEAST CORNER OF THE NW/4 SW/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE SOUTH 03° 53' 35" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 1376.17 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE SOUTHEAST CORNER OF SAID NW/4 SW/4, THENCE SOUTH 81° 48' 55" EAST 1232.05 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHEAST CORNER OF THE SE/4 SW/4 OF SAID SECTION 23, THENCE SOUTH 82° 04' 36" EAST 1231.52 FEET TO AN EXISTING THREE-EIGHTHS INCH SLICK ROD MARKING THE NORTHEAST CORNER OF THE SW/4 SE/4 OF SAID SECTION 23, THENCE SOUTH 02° 06' 56" WEST 1324.14 FEET TO AN EXISTING THREE-EIGHTHS INCH SLICK ROD MARKING THE SOUTHEAST CORNER OF SAID SW/4 SE/4, THENCE NORTH 83° 17' 24" WEST 1250.58 FEET TO THE COMPUTED SOUTHWEST CORNER OF THE SE/4 SW/4 OF SAID SECTION 23, THENCE NORTH 83° 17' 24" WEST 1250.58 FEET TO AN EXISTING SET STONE MARKING THE SOUTHWEST CORNER OF THE SW/4 SW/4 OF SAID SECTION 23, THENCE NORTH 86° 54' 25" WEST 1314.57 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE SOUTHWEST CORNER OF THE SE/4 SE/4 OF SAID SECTION 22, THENCE NORTH 02° 35' 36" EAST 1455.33 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHWEST CORNER OF SAID SE/4 SE/4, THENCE NORTH 00° 22' 10" EAST 1348.99 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHWEST CORNER OF THE NE/4 SE/4 OF SAID SECTION 22, THENCE SOUTH 88° 06' 04" EAST 1343.67 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHEAST CORNER OF SAID NE/4 SE/4, THENCE SOUTH 80° 18' 27" EAST 1343.45 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE SOUTHWEST CORNER OF SAID NE/4 SE/4, THENCE SOUTH 88° 06' 04" EAST 1343.67 FEET TO THE POINT OF BEGINNING, CONTAINING 244.54 ACRES AGGREGATE, MORE OR LESS.

SURVEY SUBJECT TO ANY FINDINGS OF A CURRENT TITLE SEARCH.
SURVEY BASED ON INSTRUCTIONS PER CLIENT.

LINE	BEARING	DISTANCE
L1	S 20°27'08" W	308.11'
L2	S 22°32'22" E	127.76'
L3	N 84°53'16" E	182.30'
L4	N 70°39'00" E	93.65'
L5	N 70°01'13" E	197.32'
L6	N 73°20'27" E	85.64'
L7	S 88°13'00" E	58.26'
L8	N 78°24'31" E	57.99'
L9	N 66°21'08" E	106.48'

LEGEND

- EXISTING MONUMENT AS NOTED
- SET 1/2" REBAR W/ ID CAP #1769 OR RR SPIKE
- CENTERLINE EXISTING ROAD
- FENCING
- PREVIOUSLY DESCRIBED EASEMENTS

ANTHONY W. TYLER
ARKANSAS REGISTERED PROFESSIONAL
LAND SURVEYOR CERTIFICATE NO. 1769